Karen Johnson
Batch # 1295385
07/09/2025 10 31 39 AM
Fees $13 00 Taxes $1,591 00

Davidson County
DEEDWARR
2 pgs

20250709-0053916

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $430,000.00

Affiant

Sworn to and subscribed before me this 7th day of July, 2025

Notary Public
My Commission Expires: 5-9-26

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Caitlin Quinn and Charles Martin	259 Thuss Avenue	Owner	
259 Thuss Avenue			**133-02-0-083.00**
Nashville, TN 37211	Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1 00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Thomas C. Hill and Londa B. Hill, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Caitlin Quinn and Charles Martin, wife and husband,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Woodbine Sales Corporation Plan of Lots called Pleasant View of record in Plat Book 1130, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas C. Hill and Londa B. Hill, husband and wife by Warranty Deed from Brittney Forrister, a single woman of record in Instrument No. 20190716-0069279 Register's Office for Davidson County, Tennessee, dated July 15, 2019 and recorded on July 16, 2019.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2025, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 1130, Page 43, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4305, Page 918, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 4520, Page 839, in the Register's Office for Davidson County, Tennessee.
No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever

WITNESS my hand this the 7th day of July, 2025

Thomas C. Hill

Londa B. Hill

Londa B Hill

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Thomas C. Hill and Londa B. Hill, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained

WITNESS my hand and official seal at Nashville, Tennessee, this the 7th day of July, 2025.

CHRISTINE MAROON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires. 10/29/28